

CITY OF HOLLISTER AGENDA

for **City Council Meeting**

of **August 17, 2015, at 6:30 p.m.** in the City Council Chambers, City Hall, 375 Fifth Street, Hollister

NOTICE TO PUBLIC

Persons who wish to address the City Council must complete a Speakers Card and give it to the City Clerk prior to addressing the City Council. Those who wish to address the City Council on an agenda item will be heard when the presiding officer calls for comments from the audience. City related items not on the agenda will be heard under the Public Input Section, Section C, of the agenda. Following recognition persons desiring to speak are requested to advance to the podium and state their name and address. After hearing audience comments, the public portion of the meeting will be closed and the matter brought to the City Council for discussion and action.

Requests to make presentations to the City Council should be submitted to the City Clerk's Office at least ten days preceding the City Council meeting. It is customary for the staff members to review such matters prior to formal presentation in order that the City Council may have the benefit of all available data.

All matters listed under Consent Resolution will be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the City Council, a staff member, or a citizen.

Call to Order

Pledge of Allegiance

Roll Call: Mayor Ignacio Velazquez, City Council Members Karson Klauer, Victor Gomez, Raymond Friend, and Mickie Solorio Luna, City Manager William Avera, City Attorney Bradley Sullivan, Chief of Police David Westrick, and Interim City Clerk Christine Black.

Verification of Agenda Posting

A. CONSENT RESOLUTION (August 17, 2015):

All items listed under consent Resolution will be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the City Council, a Staff member, or a Citizen.

Consent Items are Numbers A1, A2, A3, A4, A5, A6, A7, A8 A9 A10 and A11.

- A1. Minutes of the regular City Council meeting of August 3, 2015. #1

Approve Minutes of the regular City Council meeting of August 3, 2015.

- A2. Warrant Registers. #2

The City Council will ratify and approve the following Warrant Registers for the General-Special-Enterprise-Assessment Funds dated:

• July 28, 2015, in the amount of	\$ 85,104.30
• July 28, 2015, in the amount of	\$ 220,653.37
• July 31, 2015, in the amount of	\$ 243,667.40
• July 31, 2015, in the amount of	\$ 31,983.75
• August 4, 2015, in the amount of	\$ 2,224.03
• August 5, 2015, in the amount of	\$ 583,125.40
• August 7, 2015, in the amount of	\$ 108,788.73
• August 7, 2015, in the amount of	\$ 14,917.96

- A3. Claim Against the City – Kyong. #3

The City Council should deny the claim against the City filed by Yong Chul Kyong and authorize staff to send the Notice of Rejection of Claim to the claimant.

- A4. Resolution No. 2015-149, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE ITEMIZED REPORT OF THE COSTS OF ABATEMENT OF WEEDS AND DEBRIS ON DESIGNATED PROPERTIES IN THE CITY OF HOLLISTER AND APPROVAL TO FILE REPORT WITH THE OFFICE OF THE COUNTY AUDITOR, COUNTY OF SAN BENITO. #4

This Resolution will approve the itemized report of the cost of abatement of weeds, add an administrative fee, and submit to the Office of the San Benito County Auditor for collection.

- A5. Resolution No. 2015-150, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AMENDING A JOINT POWERS AGREEMENT WITH WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA HERO PROGRAM TO FINANCE DISTRIBUTED GENERATION RENEWABLE ENERGY SOURCES, ENERGY AND WATER EFFICIENCY IMPROVEMENTS AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE. #5

This Resolution will adopt a resolution that allows home owners to participate in a financing mechanism to install renewable energy sources.

- A6. Resolution No. 2015-151, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING THE CITY TO PROVIDE SEWER SERVICE OUTSIDE OF IT'S JURISDICTIONAL BOUNDARIES BUT WITHIN THE SPHERE OF INFLUENCE AND WITHIN THE URBAN SERVICE AREA WATER AND WASTEWATER MASTER PLAN TO THE PROPERTY LOCATED AT 80 LOS ALTOS DRIVE. APN 020-460-035, AND DIRECTING STAFF TO APPLY TO THE LOCAL AGENCY FORMATION COMMISSION (LAFCo) FOR SERVICES. #6
- This Resolution will authorize the City of Hollister to provide sewer service to the property at 80 Los Altos Drive and direct staff to apply to LAFCo for services.
- A7. Resolution No. 2015-152, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING RENAMING SAN JUAN-HOLLISTER ROAD TO FOURTH STREET. #7
- This Resolution will authorize renaming of the section of San Juan-Hollister Road between the bridge over the San Benito River and Line Street to Fourth Street.
- A8. Resolution No. 2015-153, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE APPROPRIATIONS OF FUNDS FOR THE CITY'S CAPITAL IMPROVEMENT PROGRAM FOR FY 2015/2016. #8
- This Resolution will approve the appropriations for continued capital project expenditures that were approved, funded and started during previous fiscal years.
- A9. Resolution No. 2015-154, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING TEMPORARY STREET CLOSURE FOR THE ANNUAL MEXICAN INDEPENDENCE DAY PARADE. #9
- This Resolution will authorize the temporary closure of various streets for the Annual Mexican Independence Day Parade to be held on September 13, 2015.
- A10. Letter of Support for Radio Low Power FM Project. #10
- This will authorize the Mayor to send a letter to CMAP supporting the San Benito Community Radio Low Power FM (LPFM) project.
- A11. Resolution No. 2015-155, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS OF THE CITY CLERK, CITY MANAGER AND FORMER CITY ATTORNEY'S OFFICE. #11
- This Resolution will authorize the destruction of certain records from the City Clerk, City Manager and former City Attorney's Offices.

B. CITY OF HOLLISTER AS THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY:

1. Resolution No. 2015-02 SA, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER ACTING IN IT'S CAPACITY AS THE SUCCESSOR AGENCY FOR THE CITY OF HOLLISTER REDEVELOPMENT AGENCY (RDA) AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT WITH TTI DEVELOPERS, INC.

#12

This Resolution will receive a report and approve staff to proceed with an exclusive Negotiating agreement with TTI Developers, Inc. for the acquisition of the Leatherback property to build to lease an Education Center for the Gavilan Community College District.

C. PUBLIC INPUT:

1. PUBLIC INPUT.

This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the council. When the City Clerk calls your name, please come to the podium, state your name and city for the record, and speak to the City Council. Each speaker will be limited to three (3) minutes. Please note that state law prohibits the City Council from discussing or taking action on any item not on the agenda.

D. PETITIONS, REMONSTRANCE'S, AND COMMUNICATIONS:

1. City Manager's oral report.

The City Manager will give an oral report regarding activities and/or any public comments or presentations.

E. PUBLIC HEARINGS (On or After 6:30 p.m.)

1. Read by Title Only, Waive Full Reading, and Introduce Ordinance No. 1121, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AMENDING TITLE 17 "ZONING CODE" OF THE HOLLISTER MUNICIPAL CODE.

#13

Open Public Hearing.
Conduct Public Hearing.
Close Public Hearing.

This Ordinance will clarify text, make changes to, and implement standards for residential densities to ensure internal consistency within the Municipal Code.

2. Read by Title Only, Waive Full Reading, and Introduce Ordinance No.1122, AN ORDINANCE OF THE CITY OF HOLLISTER AMENDING THE CITY OF HOLLISTER GENERAL PLAN AT 180 N CHAPPELL ROAD, FURTHER IDENTIFIED AS ASSESSOR PARCEL NUMBER 019-340-002 FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; and

#14

Read by Title Only, Waive Full Reading, and Introduce Ordinance No.1123, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AMENDING MUNICIPAL CODE CHAPTER 17.24.250 PREZONING OF SPECIFICALLY DESCRIBED REAL PROPERTY TO MEDIUM DENSITY RESIDENTIAL PERFORMANCE OVERLAY ZONE THE PROPERTY AT 180 N CHAPPELL ROAD, FURTHER IDENTIFIED AS ASSESSOR PARCEL NUMBER 019-340-002

Open Public Hearings.
Conduct Public Hearings.
Close Public Hearings.

These Ordinances will amend the general plan for a five acre parcel located at 180 N. Chappel Road from Low density to Medium Density Residential and amend Municipal Code Chapter 17.24.250 prezoning of specifically described real property.

3. Resolution No. 2015-156, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE BOUNDARY OF THE VILLAGES SUBDIVISION FOR THE ANNEXATION OF TERRITORY INTO COMMUNITY FACILITIES DISTRICT NO. 4, ANNEXATION NO. 2 (PUBLIC FACILITIES SERVICES).

#15

Open Public Hearing.
Conduct Public Hearing.
Close Public Hearing.

This Resolution will confirm and order the levy and collection of annual special taxes from The Villages Subdivision as a result of its annexation to the City's Community Facilities District No. 4, Annexation No. 2.

F. INTRODUCTION AND ADOPTION OF RESOLUTIONS AND ORDINANCES:

1. Resolution No. 2015-157, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING AN INITIATION OF PRE-ZONE APPLICATION TO INITIATE PRE-ZONING OF A 9.09 ACRE PARCEL LOCATED AT 1070 BUENA VISTA ROAD FURTHER IDENTIFIED AS SAN BENITO COUNTY ASSESSOR PARCEL NUMBER 019-120-005.

#16

This Resolution will authorize initiating pre-zoning on a 9.09 acre parcel located in the unincorporated area of the County of San Benito at 1070 Buena Vista Road.

2. Resolution No. 2015-158, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING AN INITIATION OF PRE-ZONE APPLICATION TO INITIATE PRE-ZONING OF A 53.28 ACRE PARCEL LOCATED WEST OF FAIRVIEW ROAD NEAR THE INTERSECTION OF AIRLINE HIGHWAY FURTHER IDENTIFIED AS SAN BENITO COUNTY ASSESSOR PARCEL NUMBER 020-310-009. #17

This Resolution will authorize initiating pre-zoning on a 53.28 acre parcel located in the unincorporated area of the County of San Benito located west of Fairview Road near the intersection of Airline Hwy.

3. Resolution No. 2015-159, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH SAN BENITO COUNTY AND SAN BENITO HIGH SCHOOL DISTRICT TO ALLOW CLOSURE OF NASH ROAD BETWEEN WEST STREET AND MONTEREY STREET. #18

This Resolution will provide closure of Nash Road for student safety in return for real property to construct a new street to "Bypass" the High School and a Regional Park.

4. Resolution No. 2015-160, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING AN ADDITIONAL \$3,700,000 EXPENDITURE AND AUTHORIZING STAFF TO EXPLORE FUNDING OPTIONS FOR ADDITIONAL COSTS ASSOCIATED WITH WEST HILLS WATER TREATMENT PLANT. #19

This Resolution will authorize the City Manager and the City Administrative Services Director to explore various funding options to cover costs associated with the West Hills Water Treatment Facility up to an estimated \$3,700,000.

5. Resolution No. 2015-161, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER AUTHORIZING STAFF TO RELEASE REQUEST FOR PROPOSALS AND QUALIFICATIONS FOR CITY ATTORNEY SERVICES. #20

This Resolution will authorize staff to release RFP/Q's for City Attorney Professional Services.

6. Resolution No. 2015-162, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE MIXED USE SUBDIVISION IMPROVEMENT AGREEMENT FOR BELLA CENTRO PROPERTY, TRACT NO. 318 AND AUTHORIZING EXECUTION OF THE AGREEMENT FOR THE IMPROVEMENT WITH LONG REACH ASSOCIATES, INC. A TEXAS CORPORATION. #21

This Resolution will approve the subdivision improvement agreement for a forty three (43) lot mixed use subdivision and authorizes execution of agreement with Long Reach Associates, Inc. for the improvement of associated public infrastructure requirements.

7. Resolution No. 2015-163, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER ACCEPTING OFFICE OF TRAFFIC SAFETY GRANT #PT1625. #22

This Resolution will authorize the City Manager to accept OTS Grant #PT1625 in the amount of \$61,500 for the "Selective Traffic Enforcement Program (STEP).

G. REPORTS OF CITY COUNCIL, OFFICERS, BOARDS, AND COMMITTEES:

1. Reports from City Council Members regarding Committees on which they serve.

Receive oral reports from members regarding the activities of various Ad Hoc and Standing City Council Committees.

2. Informational Reports from City Council, City Manager, City Attorney, and Staff.

Receive informational oral reports from the City Council, City Manager Avera, City Attorney, Chief of Police Westrick, Interim City Clerk Black, and other Staff as applicable.

3. Status of the City of Hollister Sound Wall Program. #23

Management Services Director Chambless will give an oral report on current operations.

4. Informational report of the City of Hollister Code Enforcement activity. #24

Receive an oral report on Code Enforcement Activities for Fiscal Year 2014/2015.

H. UNFINISHED BUSINESS:

None.

I. NEW BUSINESS:

None.

J. MISCELLANEOUS:

None.

K. CITY OF HOLLISTER AS THE SUCCESSOR HOUSING AGENCY OF THE REDEVELOPMENT AGENCY:

None.

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4300, extension 16. Notification of 48 hours prior to the meeting will enable the City to attempt to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at City Hall, 375 Fifth Street, Hollister, Monday through Friday, 8:00 a.m. to noon, 1:00 p.m. to 5:00 p.m. (City Hall is closed between 12:00 and 1:00 p.m.)

Such documents may also be available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

Notice to anyone attending any public meeting: The meeting may be broadcast live on Cable Channel 17 and/or videotaped or photographed. Recent City Council meetings may also be viewed at <http://vp.telvue.com/player?id=T01268&video=10250> and periodically on Cable Channel 17.

Next City Council Meetings scheduled for:

Regular City Council meeting – Tuesday, September 8, 2015, at 6:30 p.m.

Regular City Council meeting – Monday, September 21, 2015, at 6:30 p.m.

Regular City Council meeting – Monday, October 5, 2015, at 6:30 p.m.

Regular City Council meeting – Monday, October 19, 2015, at 6:30 p.m.